

# Planning, Building and Code Enforcement

## PLANNING DIVISION

# **Newly Filed Projects**

03/20/2017 to 03/24/2017

FINAL

3/27/2017

**Zoning** 

1 C17-009 Work Code: Privately Initiated Manager: Lea Simvoulakis

APN: 26426088 Tech: Maggie Suson-Nale Engineer: N/A

SNI area: Delmas Park District: 3 Owner: AUZERAIS SJ LLC ETAL RDA Area: SNI FloodZone: No Planned Community: No Zone: LI, R-2 GP: Downtown, Residential Near a Waterway(<300ft): No

Impervious Surface: N/A Historic Inventory: No Historic Dist: No

Gross Acres: 1.05 Previous Files: T17-015, SP17-016, PRE16-140

Growth Area Type: Downtown

Location: North side of Auzerais Avenue (425 & 433 Auzerais) and west side of Delmas Avenue (383 Delmas)

Address: 425 AUZERAIS AV

Description: Conforming Conventional Zoning to rezone from LI & R2 Zoning Districts to DC Downtown Zoning District to

allow residential use on 1.05 gross acre site

2 C17-010 Work Code: Privately Initiated Manager: Lea Simvoulakis

APN: 25948045 Tech: James Murphy Engineer: N/A

SNI area: Delmas Park District: 3 Owner: YIN PAUL AND JANE ET AL

RDA Area: SNI FloodZone: No Planned Community: No Zone: LI GP: Downtown Near a Waterway(<300ft): No

Impervious Surface: N/A Historic Inventory: No Historic Dist: No

Gross Acres: .16 Previous Files: PRE17-054, PRE16-017, PRE15-143

Growth Area Type: Downtown

Location: northwest corner of Park Avenue and Gifford Avenue

Address: 461 PARK AV

Description: Conforming Conventional Rezoning from Light Industrial (LI) Zoning District to Downtown (DT) Zoning

District on a 0.16 gross acre site

#### Planned Development

3 PD17-012 Work Code: None Manager: John Tu

APN: 27721017 Tech: James Murphy Engineer: Michelle Kimball

SNI area: Burbank/Del Monte District: 6 Owner: TRAN HUNG V AND TRUONG MAI T

RDA Area: No FloodZone: No Planned Community: No Zone: A(PD) GP: Mixed Use Neighborho Near a Waterway(<300ft): No

Impervious Surface: N/A Historic Inventory: No Historic Dist: No

Gross Acres: .41 Previous Files: PT17-013, PRE16-120

Growth Area Type: Urban Village

Location: east side of Page Street, approximately 200 feet southerly of Douglas Street

Address: 426 PAGE ST

Description: Planned Development Permit to demolish two existing two-family dwelling units and construct seven

single-family attached residences and associated site improvements, including the removal of three ordinance-size trees, on a

0.4-gross acre site

4 PDA15-036-01 Work Code: None Manager: John Tu
APN: 26414024 Tech: Maggie Suson-Nale Engineer: N/A

SNI area: Burbank/Del Monte District: 6 Owner: GREEN REPUBLIC LLLP

RDA Area: NO FloodZone: No Planned Community: Midtown

Zone: A(PD) GP: Transit Residential Near a Waterway(<300ft): No

Impervious Surface: N/A Historic Inventory: No Historic Dist: No

Gross Acres: 8.4 Previous Files: AD16-1039, RSL16-106, PD15-035, PD15-036, PD15-036

Growth Area Type: Specific Plan Area

Location: West side of Sunol Street, approximately 340 feet southwest of the corner of West San Carlos Street and Sunol Street (345

Sunol Street)

Address: 345 SUNOL ST

Description: Planned Development Amendment to amend a previously approved Planned Development Permit (PD15-036) to increase the number of residential units from 253 to 269 (16 additional units) and to allow alterations to the floor plans and elevations of a multi-family residential project located on 8.4-gross acre site

5 PDA15-061-02 Work Code: None Manager: John Tu
APN: 25938036 Tech: James Murphy Engineer: Joe Dyke

SNI area: Delmas Park District: 3 Owner: DIRIDON STATION JOINT VENTURE LLC

RDA Area: NO FloodZone: A Planned Community: N/A
Zone: A(PD) GP: Downtown Near a Waterway(<300ft): No

Impervious Surface: N/A Historic Inventory: No Historic Dist: No

Gross Acres: 8.33 Previous Files: PDA15-061-01, PD15-061, PT16-012, PD15-061, PDC15-051

Growth Area Type: Downtown

Location: southwest corner of W. Santa Clara Street and Delmas Avenue

Address: 402 WEST SANTA CLARA ST

Description: Planned Development amendment to amend previously approved permit, PD15-061 to allow extension of

construction hours and tree removal of 13 ordinance sized trees on 8.33 gross acre site

6 PDA97-021-05 Work Code: None Manager: Rina Shah
APN: 68065026 Tech: James Murphy Engineer: N/A
SNI area: No District: 8 Owner: MANN LAURENCE

RDA Area: No FloodZone: No Planned Community: Silver Creek
Zone: A(PD) GP: Rural Residential Near a Waterway(<300ft): No

Impervious Surface: N/A Historic Inventory: No Historic Dist: No

Gross Acres: 1.02 Previous Files:

Growth Area Type:

Location: south side of Trinity Hills Court approximately 300 feet easterly of Stoney Creek Place

Address: 2326 TRINITY HILLS CT

Description: Planned Development Permit Amendment to allow the construction of a swimming pool, spa, and retaining wall

over two feet to the rear yard of an existing single-family residence on a 1.02-gross acre lot

7 PDA82-005-01 Work Code: Multi-Family Lot Manager: Emily Lipoma

APN: 67613101 Tech: David Fong

SNI area: No District: 8 Owner: Evergreen Estates HOA William Singh

Engineer: N/A

RDA Area: No FloodZone: N/A Planned Community: No Zone: A(PD) GP: Residential Neighborhc Near a Waterway(<300ft): No

Impervious Surface: N/A Historic Inventory: No Historic Dist: No

Gross Acres: N/A Previous Files:

Growth Area Type:

Location: southeast corner of Aborn Road and Nieman Boulevard

Address: 3594 MELNIKOFF DR

Description: Live Tree Removal Permit to allow the removal of eight (8) Ash trees, ranging from 64.5 to 103 inches in circumference, from the common area of a multi-family development located on an approximately 3.0 gross acre site, in the

A(PD) Planned Development Zoning District

### Site Development

8 H17-015 Work Code: None Manager: Elia Sorice

APN: 42917071 Tech: Michelle Flores Engineer: N/A

SNI area: No District: 6 Owner: PRIMUS VENTURES LLC ETAL

RDA Area: No FloodZone: No Planned Community: No Zone: CO GP: Neighborhood/Community: No Near a Waterway(<300ft): No

Impervious Surface: N/A Historic Inventory: No Historic Dist: No

Gross Acres: 0.558 Previous Files: H17-015

Growth Area Type:

Location: north side of Minnesota Avenue, approximately 287 feet westerly of Lincoln Ave

Address: 1139 MINNESOTA AV

Description: Site Development Permit to demolish existing structures, construct 16,167 square feet for commercial uses, and

remove 2 ordinance sized trees and 20 non-ordinance sized trees on a 0.558 gross acre

9 H17-016 Work Code: None Manager: Stefanie Farmer

APN: 23042013 Tech: James Murphy Engineer: N/A

SNI area: No District: 6 Owner: 1900 THE ALAMEDA PARTNERS LLC

RDA Area: No FloodZone: No Planned Community: No Zone: R-2 GP: Neighborhood/Community: No Near a Waterway(<300ft): No

Impervious Surface: N/A Historic Inventory: No Historic Dist: No

Gross Acres: .23 Previous Files: T17-016

Growth Area Type:

Location: south side of McKendrie Street approximately 160 feet westerly of Myrtle Street

Address: 1038 MCKENDRIE ST

Description: Site Development permit to allow a two-story duplex on .23 gross acre site

10 H17-017 Work Code: None Manager: Stefanie Farmer

APN: 23042014 Tech: James Murphy Engineer: N/A

SNI area: No District: 6 Owner: 1900 THE ALAMEDA PARTNERS LLC

RDA Area: No FloodZone: No Planned Community: No Zone: R-2 GP: Residential Neighborho Near a Waterway(<300ft): No

Impervious Surface: N/A Historic Inventory: No Historic Dist: No

Gross Acres: .23 Previous Files:

Growth Area Type:

Location: south side of McKendrie Street approximately 160 feet westerly of Myrtle Street

Address: 1030 MCKENDRIE ST

Description: Site Development permit to allow a two-story duplex on .23 gross acre site

11 HA13-001-03 Work Code: None Manager: Rhonda Buss

APN: Tech: James Murphy Engineer: N/A

SNI area: No District: 4 Owner: SAMSUNG SEMICONDUCTOR INC

RDA Area: Rincon de los Esteros FloodZone: AO Planned Community: No Zone: IP GP: Industrial Park Near a Waterway(<300ft): No

Impervious Surface: N/A Historic Inventory: No Historic Dist: No

Gross Acres: 9.437 Previous Files:

Growth Area Type: Employment Area

Location: Northwest corner of N. First Street and W. Tasman Drive

Address: 3655 NORTH 1ST ST

Description: Site Development Amendment to allow a new tennis court on existing parking structure including 14' high fence with wind netting and LED lighting and removal of 22 parking spaces on existing industrial use on 9.437 gross acre site

12 HA87-052-03 Work Code: None Manager: Elia Sorice

APN: 25934053 Tech: James Murphy Engineer: N/A

SNI area: No District: 3 Owner: 111 N. MARKET STREET INVESTORS LLC

RDA Area: Julian Stockton FloodZone: No Planned Community: No Zone: DC GP: Downtown Near a Waterway(<300ft): No

Impervious Surface: N/A Historic Inventory: No Historic Dist: No

Gross Acres: 1.65 Previous Files: , RSL14-056

Growth Area Type: Downtown

Location: southwest corner of N Market Street and W St. James Street

Address: 111 NORTH MARKET ST

Description: Site Development Amendment to allow exterior modifications on a 1.65 gross acre site

13 HA82-271-01 Work Code: Industrial Lot Manager: Emily Lipoma

APN: 10131020 Tech: Lori Moniz Engineer: N/A

SNI area: No District: 4 Owner: INLAND AMERICAN/STEPHENS TRIMBLE

RDA Area: Rincon de los Esteros FloodZone: N/A Planned Community: No Zone: IP GP: Industrial Park Near a Waterway(<300ft): No

Impervious Surface: N/A Historic Inventory: No Historic Dist: No

Gross Acres: N/A Previous Files:

Growth Area Type: Employment Area

Location: S/S JUNCTION AV BTWN TRIMBLE RD & PLUMERIA\*JUNCTION AV\*TRIMBLE RD

Address: 455 EAST TRIMBLE RD

Description: Tree Removal Permit to allow the removal of seven (7) Shamel Ash trees (Fraxinus uhdie) ranging in size from

60 to 73 inches in circumference, located in an industrial park.

14 HA83-066-01 Work Code: Commercial Lot Manager: Emily Lipoma

APN: 24417002 Tech: Sanhita Ghosal Engineer: N/A

SNI area: No District: 4 Owner: 2091-2099 FORTUNE DRIVE LLC

RDA Area: No FloodZone: N/A Planned Community: No Zone: IP GP: Transit Employment Community: No Near a Waterway (<300ft): No

Impervious Surface: N/A Historic Inventory: No Historic Dist: No

Gross Acres: N/A Previous Files:

Growth Area Type: Employment Area

Location: northwest corner of Fortune Drive and Lundy Avenue

Address: 2091 FORTUNE DR

Description: Tree Removal permit for removing six (6) Ash Trees, 56, 30, 64, 56, 72 and 72 inches in circumference, from a

industrial campus located in IP Industrial Park zoning district

#### Special Use Permit

15 SP17-015 Work Code: None Manager: Lea Simvoulakis

APN: 46720074 Tech: Maggie Suson-Nale Engineer: Joe Dyke
SNI area: 13th Street District: 3 Owner: AADI CORPORATION

RDA Area: SNI FloodZone: No Planned Community: No
Zone: R-M GP: Transit Residential Near a Waterway(<300ft): No

Impervious Surface: N/A Historic Inventory: No Historic Dist: No

Gross Acres: 0.241 Previous Files: PRE16-187

Growth Area Type:

Location: west side of N. 5th Street, approximately 100 feet northerly of E. St. John Street

Address: 117 NORTH 5TH ST

Description: Special Use Permit to allow the construction of a new 4-story over podium with 28 units in the RM Residential

Zoning District on .241 gross acre site

16 SP17-016 Work Code: None Manager: Lea Simvoulakis

APN: 26426088 Tech: Maggie Suson-Nale Engineer: N/A

SNI area: Delmas Park

District: 3

Owner: AUZERAIS SJ LLC ETAL

RDA Area: SNI

FloodZone: No

Planned Community: No

Zone: LI, R-2

GP: Downtown, Residential

Near a Waterway (<300ft): No

Impervious Surface: N/A Historic Inventory: No Historic Dist: No

Gross Acres: 1.05 Previous Files: T17-015, C17-009, PRE16-140

Growth Area Type: Downtown

Location: North side of Auzerais Avenue (425 & 433 Auzerais) and west side of Delmas Avenue (383 Delmas)

Address: 425 AUZERAIS AV

Description: Special Use Permit to allow demolition of existing buildings and construct a 6-story building including podium

and up to 130 attached residential units on 1.05 gross acre site

### Tentative Map

17 AT17-014 Work Code: Manager: Rina Shah

APN: 64712065 Tech: James Murphy Engineer: N/A

SNI area: No District: 5 Owner: VATTADI COMMERCIAL LLC

RDA Area: No FloodZone: No Planned Community: No Zone: CP GP: Neighborhood/Commu Near a Waterway(<300ft): No

Impervious Surface: N/A Historic Inventory: No Historic Dist: No

Gross Acres: .918 Previous Files: RSL15-068, AD15-175, AD14-732

Growth Area Type:

Location: east side of South White Road, approximately 250 feet southerly of Mount Vista Drive

Address: 1450 SOUTH WHITE RD

Description: Lot Line Adjustment to combine two lots into one

18 AT17-017 Work Code: Manager: Stefanie Farmer

APN: 25928003 Tech: Maggie Suson-Nale Engineer: N/A

SNI area: No

District: 3

Owner: DURAN TIMOTHY C

RDA Area: Julian Stockton

FloodZone: AO

Planned Community: No

Zone: A(PD)

GP: Transit Employment Community: No

Impervious Surface: N/A Historic Inventory: Yes Historic Dist: No

Gross Acres: 1.79 Previous Files:

Growth Area Type: Employment Area

Location: east side of Stockton Avenue, approximately 270 feet southerly of The Alameda

Address: 106 STOCKTON AV

Description: Lot Line Adjustment to combine five parcels into one lot with a total area of 1.79-gross acres

19 PT17-013 Work Code: Manager: John Tu

APN: 27721017 Tech: James Murphy Engineer: Michelle Kimball

SNI area: Burbank/Del Monte District: 6 Owner: TRAN HUNG V AND TRUONG MAI T

RDA Area: No FloodZone: No Planned Community: No Zone: A(PD) GP: Mixed Use Neighborho Near a Waterway(<300ft): No

Impervious Surface: N/A Historic Inventory: No Historic Dist: No

Gross Acres: .41 Previous Files: PD17-012, PRE16-120

Growth Area Type: Urban Village

Location: east side of Page Street, approximately 200 feet southerly of Douglas Street

Address: 426 PAGE ST

Description: Planned Development Tentative Map to reconfigure two parcels into one lot to accommodate the new

construction of seven residential condominium units on a 0.4 -ross acre site

20 T17-015 Work Code: Vesting Map Manager: Lea Simvoulakis

APN: 26426088 Tech: Maggie Suson-Nale Engineer: N/A

SNI area: Delmas Park

District: 3

Owner: AUZERAIS SJ LLC ETAL

RDA Area: SNI

FloodZone: No

Planned Community: No

Zone: LI, R-2

GP: Downtown, Residential

Near a Waterway (<300ft): No

Impervious Surface: N/A Historic Inventory: No Historic Dist: No

Gross Acres: 2.29 Previous Files: SP17-016, C17-009, PRE16-140

Growth Area Type: Downtown

Location: North side of Auzerais Avenue (425 & 433 Auzerais) and west side of Delmas Avenue (383 Delmas)

Address: 425 AUZERAIS AV

Description: Tentative Map to combine 3 lots into two to allow 130 condominium units

21 T17-016 Work Code: Manager: Stefanie Farmer

APN: 23042013 Tech: James Murphy Engineer: N/A

SNI area: No District: 6 Owner: 1900 THE ALAMEDA PARTNERS LLC

RDA Area: No FloodZone: No Planned Community: No Zone: R-2 GP: Neighborhood/Commu Near a Waterway(<300ft): No

Impervious Surface: N/A Historic Inventory: No Historic Dist: No

Gross Acres: .23 Previous Files: H17-016

Growth Area Type:

Location: south side of McKendrie Street approximately 160 feet westerly of Myrtle Street

Address: 1038 MCKENDRIE ST

Description: Tentative Map to subdivide the 2 lots into 4 lots

#### Tree Removal

22 TR17-292 Work Code: SF Lot - on private lot Manager: David Fong

APN: 48418062 Tech: David Fong

SNI area: No District: 5 Owner: GEORGE RICHARD J AND MARIAN TRUSTI

Engineer: N/A

RDA Area: No FloodZone: N/A Planned Community: No Zone: R-1-8 GP: Residential Neighborho Near a Waterway(<300ft): No

Impervious Surface: N/A Historic Inventory: No Historic Dist: No

Gross Acres: N/A Previous Files:

Growth Area Type:

Address: 13 CEDAR LN

Description: Unsuitable Tree Removal Permit to allow the removal of one (1) Pine tree, approximately 75 inches in circumference from the rear yard of a single-family residence on an approximately 0.19 gross acre site, in the R-1-8

Single-Family Residence Zoning District

23 TR17-293 Work Code: Commercial Lot Manager: Emily Lipoma

APN: 26113018 Tech: Sanhita Ghosal Engineer: N/A

SNI area: No District: 6 Owner: FIRST CHURCH OF CHRIST SCIENTIST S J

RDA Area: No FloodZone: N/A Planned Community: No Zone: A(PD), R-1-8 GP: Neighborhood/Community: No Near a Waterway(<300ft): No

Impervious Surface: N/A Historic Inventory: Yes Historic Dist: No

Gross Acres: N/A Previous Files:

Growth Area Type:

Location: south east corner of Emory Street and The Alameda

Address: 1807 THE ALAMEDA

Description: Tree Removal Permit request for removing three (2) California Redwood trees, 88, 87 and 43 inches in circumference, from the yard of a church, zone A(PD) Planned Development and R-1-8 Single family residence zoning

district

24 TR17-294 Work Code: SF Lot - on private lot Manager: Jan Warne

APN: 43920002 Tech: Jan Warne Engineer: N/A

SNI area: No District: 6 Owner: MENON NAND AND HAMEL LOUISE

RDA Area: No FloodZone: N/A Planned Community: No Zone: R-1-8 GP: Residential Neighborhc Near a Waterway(<300ft): No

Impervious Surface: N/A Historic Inventory: No Historic Dist: No

Gross Acres: N/A Previous Files:

Growth Area Type:

Location: east side of Harmil Way approximately 50 feet southerly of Pine Ave

Address: 1713 HARMIL WY

Description: Tree removal for one cedar measuring 104" in circumference located in the rear yard of a single family residence

on a lot measuring .14 acres

25 TR17-295 Work Code: SF Lot - on private lot Manager: David Fong

APN: 65231106 Tech: David Fong Engineer: N/A

SNI area: No

District: 8

Owner: KIM DAVID ET AL

RDA Area: No

FloodZone: N/A

Planned Community: No

Zone: R-1-8

GP: Residential Neighborho

Near a Waterway(<300ft): No

Impervious Surface: N/A Historic Inventory: No Historic Dist: No

Gross Acres: N/A Previous Files:

Growth Area Type:

Address: 3343 NORWOOD AV

Description: Unsuitable Tree Removal Permit to allow the removal of two (2) Pine trees, approximately 95 to 120 inches in circumference from the front yard of a single-family residence on an approximately 0.17 gross acre site, in the R-1-8

Single-Family Residence Zoning District

26 TR17-296 Work Code: SF Lot - on private lot Manager: Eric Morgan

APN: 46728086 Tech: Eric Morgan Engineer: N/A

SNI area: University District: 3 Owner: FORTUNE HOME SOLUTIONS INC ETAL

RDA Area: SNI FloodZone: N/A Planned Community: No
Zone: R-1-8 GP: Residential Neighborho Near a Waterway(<300ft): No
Impervious Surface: N/A Historic Inventory: Yes Historic Dist: Naglee Park

Gross Acres: N/A Previous Files:

Growth Area Type:

Address: 787 EAST SAN ANTONIO ST

Description: Live Tree Removal Permit to remove one (1) Camphor tree 103 inches in circumference from the front yard.

27 TR17-297 Work Code: SF Lot - on private lot Manager: David Fong

APN: 42945052 Tech: David Fong Engineer: N/A

SNI area: No District: 6 Owner: TORTORICI MARK AND ARIANA

RDA Area: No FloodZone: N/A Planned Community: No Zone: R-1-5 GP: Residential Neighborho Near a Waterway(<300ft): No

Impervious Surface: N/A Historic Inventory: No Historic Dist: No

Gross Acres: N/A Previous Files:

Growth Area Type:

Address: 1666 WEST CREEK DR

Description: Live Tree Removal Permit to allow the removal of one (1) Casuarina tree, approximately 127.5 inches in circumference from the front yard of a single-family residence on an approximately 0.18 gross acre site, in the R-1-5

Single-Family Residence Zoning District

28 TR17-298 Work Code: Multi-Family Lot Manager: Jan Warne

APN: 41952031 Tech: Jan Warne Engineer: N/A

SNI area: No

District: 9

Owner: LIN SANSAN ET AL

RDA Area: No

FloodZone: N/A

Planned Community: No

Zone: R-M

GP: Mixed Use Neighborho

Near a Waterway(<300ft): No

Impervious Surface: N/A Historic Inventory: No Historic Dist: No

Gross Acres: N/A Previous Files:

Growth Area Type:

Address: 3284 KIMBER CT 31

Description: Dead tree permit to remove 13 trees on a multi-family complex

29 TR17-299 Work Code: SF Lot - on private lot Manager: Suparna Saha

APN: 41406005 Tech: Suparna Saha Engineer: N/A

SNI area: No District: 9 Owner: SHARMA DEEPTI TRUSTEE

RDA Area: No FloodZone: N/A Planned Community: No

Zone: R-1-8 GP: Residential Neighborhc Near a Waterway(<300ft): No

Impervious Surface: N/A Historic Inventory: No Historic Dist: No

Gross Acres: N/A Previous Files: TR17-211

Growth Area Type:

Address: 656 CURTNER AV

Description: Unsuitable tree removal permit to allow removal of one Pine tree approximately 14 inches on a 0.14 gross acre

site from a single-family lot.

30 TR 17-300 Work Code: SF Lot - on private lot Manager: Emily Lipoma

APN: 70619018 Tech: Armando Lopez Engineer: N/A

SNI area: No District: 2 Owner: BENJAMIN MATTHEW P AND ELIZABETH 1

RDA Area: No FloodZone: N/A Planned Community: No Zone: R-1-8(PD) GP: Residential Neighborho Near a Waterway(<300ft): No

Impervious Surface: N/A Historic Inventory: No Historic Dist: No

Gross Acres: N/A Previous Files:

Growth Area Type:

Location: east side of Plympton Court approximately 130 feet from terminus of Plympton Court

Address: 125 PLYMPTON CT

Description: Live Tree Removal Permit to allow the removal of one Redwood tree, approximately 123 inches in

circumference, located in the front yard of a single-family house on a .15 gross acre site in the R-1-8(PD) Zoning District

31 TR17-301 Work Code: Multi-Family Lot Manager: David Fong

APN: 24115012 Tech: David Fong Engineer: N/A

SNI area: No District: 3 Owner: GOLDEN WHEEL MHP LLC RDA Area: No FloodZone: N/A Planned Community: No

Zone: HI, LI GP: Residential Neighborho Near a Waterway(<300ft): N/A

Impervious Surface: N/A Historic Inventory: No Historic Dist: No

Gross Acres: N/A Previous Files: RSL15-149

Growth Area Type: Employment Area

Address: 900 GOLDEN WHEEL PARK DR

Description: Dead Tree Removal Permit to allow the removal of one (1)Pine tree, approximately 104 inches in circumference, from the common area of a mobile home park, on an approximately 20.00 gross acre site, in the LI Light

Industrial Zoning District